

PETITION FOR ZONING VARIANCE 84-184-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409-2 (6) to allow three (3) parking spaces instead of the required twenty-one (21) spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

1. Undue hardship would be caused Petitioners, and
2. There is adequate parking within the apartment complex of which the subject premises are a part.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Known as: Tenant:
OAK GROVE LIQUORS

By: *John W. Hession, III*
Signature

300 Holly Drive
Address

Baltimore, MD 21204
City and State

Attorney for Petitioner:
F. Vernon Boozer, Esquire
(Type or Print Name)

614 Bosley Ave.
Address

Towson, MD 21204
City and State

Attorney's Telephone No.: 828-9441
Name

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of January, 1984, at 11:15 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.
(over)

Jeffrey Lewis

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner Pulaski Hwy. & Holly : OF BALTIMORE COUNTY
Dr. (300 Holly Dr.), 15th District :
NEW OAK GROVE LIMITED : Case No. 84-134-A
PARTNERSHIP, Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

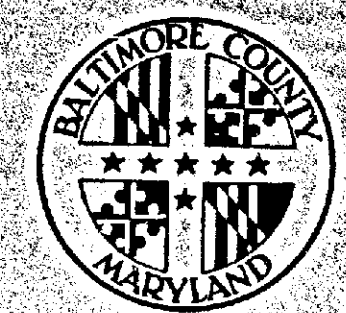
I HEREBY CERTIFY that on this 5th day of January, 1984, a copy of the foregoing Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 12, 1984

COUNTY OFFICE BLDG.
114 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 107 - Case No. 84-184-A
New Oak Grove Limited Partnership
Variance Petition

Dear Mr. Boozer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

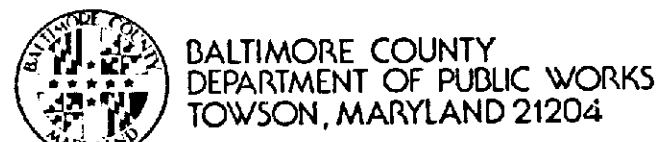
In view of your client's proposal to construct an addition to the front and side of the existing liquor store, this variance for parking is required.

Particular attention should be afforded to the comments of the State Highway Administration, Department of Traffic Engineering and the Department of Permits and Licenses.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: David W. Dallas, Jr. & Sons.
7006 Harford Road 21234



HARRY J. PISTEL, P.E.
DIRECTOR

December 5, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #107 (1983-1984)
Property Owner: New Oak Grove Limited Partnership
S/E cor. Pulaski Hwy. and Holly Drive
Acres: 0.829 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pulaski Highway (U.S. 40) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Holly Drive is a County maintained public road from Pulaski Highway to Oak Grove Drive.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #107 (1983-1984)
Property Owner: New Oak Grove Limited Partnership
Page 2
December 5, 1983

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage serve this property.

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RM:EW:FW:SS

I-W Key Sheet
18 NE 29 Pos. Sheet
NE 5 H Topo
90 Tax Map



State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

November 9, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC MEETING of 11-8-83
ITEM: #107.
Property Owner: New Oak Grove Limited Partnership
Location: S/E corner Pulaski Highway (Route 40-E) & Holly Drive
Existing Zoning: B.L.-CS-1
Proposed Zoning: Variance to permit 3 parking spaces in lieu of the required 21 spaces.
Acres: 0.829
District: 15th

Dear Mr. Jablon:

On review of the revised site plan of August 23, 1983 and field inspection, the State Highway Administration offers the following comments.

On the day of inspection, it was noted that parking was a problem at the site. The only parking space available was at the parallel offset on the northeast side of Holly Drive (see attached sketch).

Truck deliveries to the site (Oak Grove Liquors) were parked at the northeast radius of Pulaski Highway (Route 40-E) and Holly Drive and the shoulder area of Pulaski Highway.

A sign located at the parallel offset (northeast side of Holly Drive) noted "Customer Pick Up & Delivery".

If the parking variance is approved, it is requested that the plan be revised to show improvements to the existing concrete curb, gutter and inlet on the northeast side of Holly Drive.

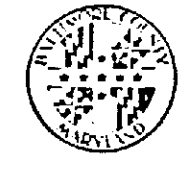
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vr

Attachment

cc: Mr. J. Ogle My telephone number is 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 21, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 107 - ZAC Meeting of November 8, 1983
Property Owner: New Oak Grove Limited Partnership
Location: SE/Cor. Pulaski Highway and Holly Drive
Existing Zoning: B.L.-CS-1
Proposed Zoning: Variance to permit 3 parking spaces in lieu of the required 21 spaces.

Acres: 0.829
District: 15th

Dear Mr. Jablon:

Holly Drive is listed as a Baltimore County maintained road. The plan should be revised to show the exact status of the County's rights in this area.

The store is in a operating a pick-up service from the recessed curb area along Holly Drive. If this is within the county maintained portion of the road, it cannot be approved.

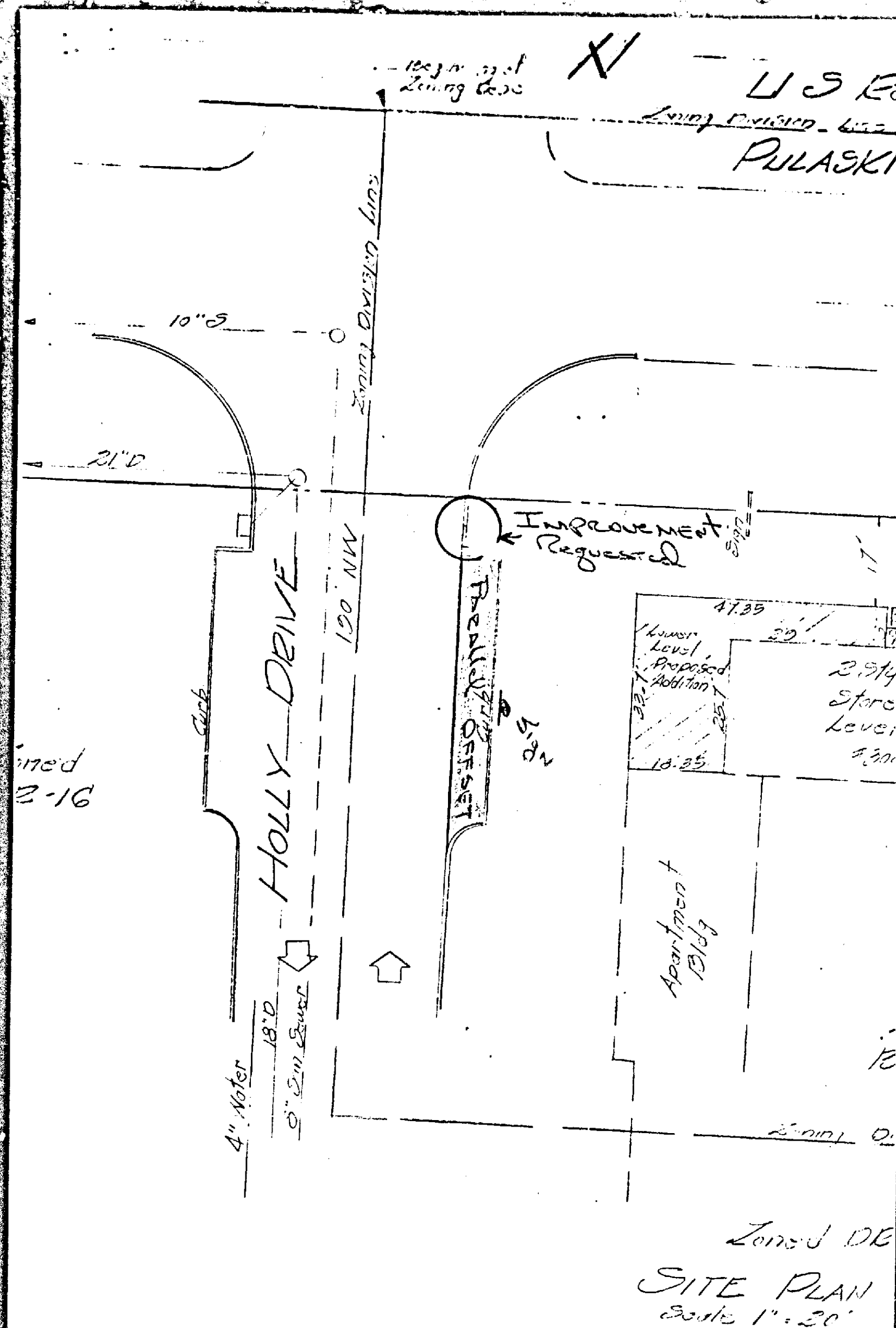
The variance to parking will cause customers to park on Pulaski Highway or the residential area, causing problems.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. I

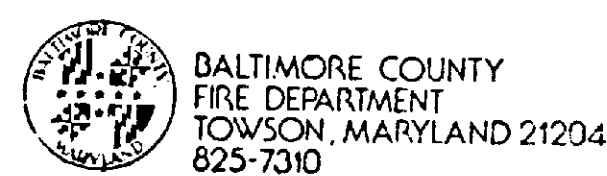
MSF/ccm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should, should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



REQUESTED VARIANCE to allow 3 parking spaces instead of 21 spaces Section 409.2.5 (6) Section 409.



PAUL H. RENCKE
CHIEF

November 29, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: New Oak Grove Limited Partnership
Location: Pulaski Highway and Holly Drive

Item No.: 107 Zoning Agenda: Meeting of November 8, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

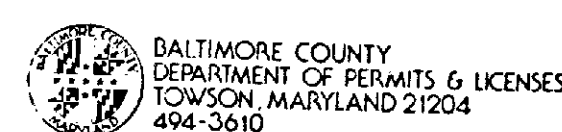
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: New Oak Grove Limited Partnership
Location: SE/Cor. Pulaski Highway and Holly Drive
Proposed Zoning: B.L. -CS-1
Variance to permit 3 parking spaces in lieu of the required 21 spaces.

Acres: 0.829
District: 15th.

The items checked below are applicable:

(X) A. All structures shall conform to the Baltimore County Building Code 1981/Consolidated Bill 1-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

(X) B. A building/structure shall be required before beginning construction.

(X) C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(X) E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One and Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 102, also Section 1012.

(X) F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

(X) G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

SPECIAL NOTE: H. Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 204 and the required construction classification of Table 101. See Section 1120 mixed uses and Table 1107 for required fire grading of uses. See also Section 103.4 as it will be applicable. Comply with the State Handicapped Code; See Section 02, B. of the State Code for Applicability.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 125 (Plans Section) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 107, Zoning Advisory Committee Meeting of Nov. 8, 1983

Property Owner: New Oak Grove Limited Partnership

Location: SE/Cor. Pulaski Highway District 15

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Date: November 4, 1983

Z.A.C. Meeting of: November 8, 1983

RE: Item No: 106, 107, 108.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/1h

Zoning Item # 107

Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Other: IF submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

[Signature]
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

IN RE: PETITION ZONING VARIANCE
SE/Corner of Pulaski Highway
and Holly Drive (300 Holly
Drive) - 3rd Election District
New Oak Grove Limited Partner-
ship
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-184-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, by its Lessees, Mr. and Mrs. George Dorn, requests a variance to permit three parking spaces instead of the required 21 spaces, as more fully described on Petitioner's Exhibit 1.

Mr. and Mrs. Dorn, the owners and operators of a liquor store in the apartment complex owned by the Petitioner, appeared and testified and were represented by Counsel. Testifying in their behalf was Michael Dallas, a registered land surveyor.

Testimony indicated that the subject property is zoned B.L.-C.S-1. The Petitioner owns the apartment complex known as Oak Grove Apartments which was constructed prior to 1945. A store has always existed in the present location of the Lessees' liquor store. The apartment complex primarily exists in a D.A.16 Zone, but a part of it is located in the B.L. Zone. The parcel located within the B.L. Zone is the subject of this Petition. The apartment complex has approximately 347 units and an office, eight of which are located within the B.L. Zone. The apartment complex requires 347 parking spaces and the liquor store requires 13 spaces. When the complex was constructed, 318 parking spaces were provided on site and approximately 160 spaces off site on roads which were private at that time. Three of the 318 spaces are located within the B.L. Zone. There are approximately 22 spaces on Holly Drive, which borders the parcel in question.

ORDER RECEIVED FOR FILING
DATE: [Signature]
BY: [Signature]

Approximately 80% of the customers walk to the store; most of them live in the complex. The liquor store is not conveniently located for vehicular traffic, which would have to use Holly Road to the entrance of the complex and double back toward U.S.40 to approach the store. Most of the customers either park on Holly Drive or in their usual parking space near their apartment.

The purpose of the expansion is to modernize the store and to increase the storage area, thereby decreasing the number of deliveries presently necessary and therefore decreasing vehicular traffic. The Lessees contend that no additional spaces are needed since the existing spaces are never fully utilized and that trees and greenery would have to be destroyed to create the additional spaces. Inasmuch as there are about 480 spaces on and off site in the immediate vicinity, more spaces are not needed.

The Petitioner, by its Lessees, seeks relief from Section 409.2(6), pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would reasonably prevent the use of a property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result

in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21 day of February, 1984, that the Petition for Variance to permit three parking spaces instead of the required 21 spaces be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall submit a revised site plan to the Zoning Office incorporating the comments submitted by the Zoning Plans Advisory Committee (ZPAC).

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
New Oak Grove Ltd. Part.
SUBJECT: 84-184-A

Date: January 10, 1984

There is sufficient area within the site to provide the necessary parking. Consequently, this office cannot support the subject variance.

NEG/JGH/sf

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 7, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Connodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 107
New Oak Grove Limited Partnership
Variance Petition

Dear Mr. Boozer:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Michael Flanagan - 494-3554

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

[Signature]
NICHOLAS B. CONNODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc cc: David W. Dallas, Jr. & Sons
7006 Harford Road 21234

David W. Dallas, Jr. and Sons

Registered Professional Engineers & Land Surveyors
7006 HARFORD ROAD - BALTIMORE, MARYLAND 21234
PHONE: (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

Michael B. Dallas, P.L.S.

ZONING DESCRIPTION

BEGINNING for the same at the point formed by the centerline intersections of Pulaski Highway and Holly Drive at the Zoning divisionline thence with said Highway Northeasterly 190.00 feet to another Zoning division line thence with said line Southeasterly 190.00 feet to another Zoning division line thence with said line Southwesterly 190.00 feet to the centerline of Holly Drive and another Zoning division line thence with said Drive and said line Northwesterly 190.00 feet to the place of beginning.

CONTAINING 0.829 acres of land more or less.

[Signature]
Michael B. Dallas

May 26, 1983

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: Southeast corner Pulaski Highway and Holly Drive (300 Holly Drive)
DATE & TIME: Monday, January 30, 1984 at 11:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow 3 parking spaces instead of the required 21 spaces

Being the property of New Oak Grove Limited Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 18, 1984

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Variance
SE/corner Pulaski Hwy. & Holly Drive (300 Holly Dr.)
New Oak Grove Limited Partnership - Petitioners
Case No. 84-184-A

Dear Mr. Boozer:

This is to advise you that \$41.38 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 126817

DATE: 1/30/84 ACCOUNT: R-01-615-000
AMOUNT: \$41.38 cash
RECEIVED FROM: Oak Grove Liquors
FOR: Advertising & Posting Case #84-184-A
(New Oak Grove Limited Partnership)
CASH 0 018*****612817 5306A
VALIDATION OR SIGNATURE OF CASHIER

February 2, 1984

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

IN RE: Petition Zoning Variance
SE/corner of Pulaski Highway and
Holly Drive (300 Holly Drive) -
3rd Election District
New Oak Grove Limited Partnership,
Petitioner
Case No. 84-184-A

Dear Mr. Boozer:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

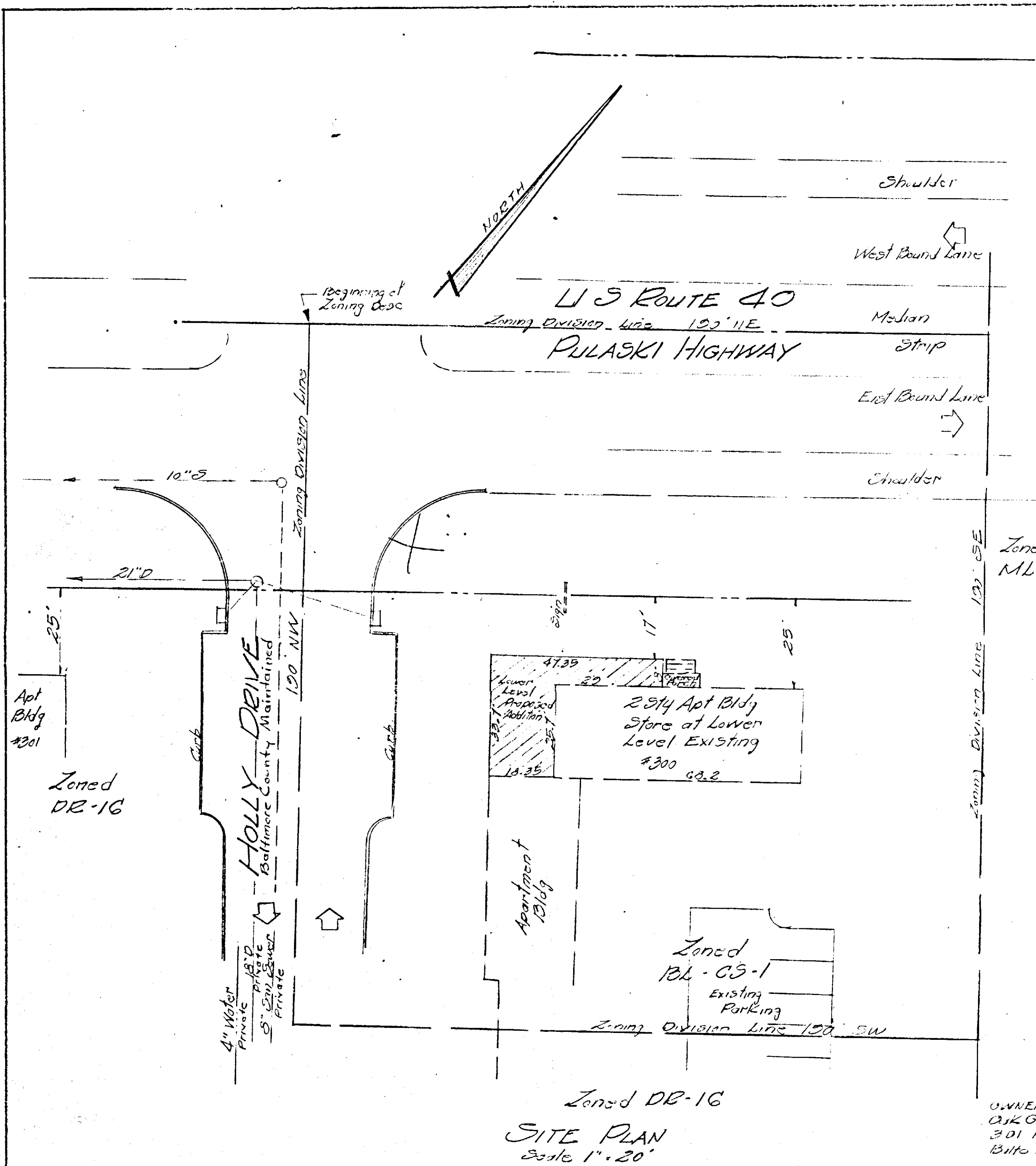
Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

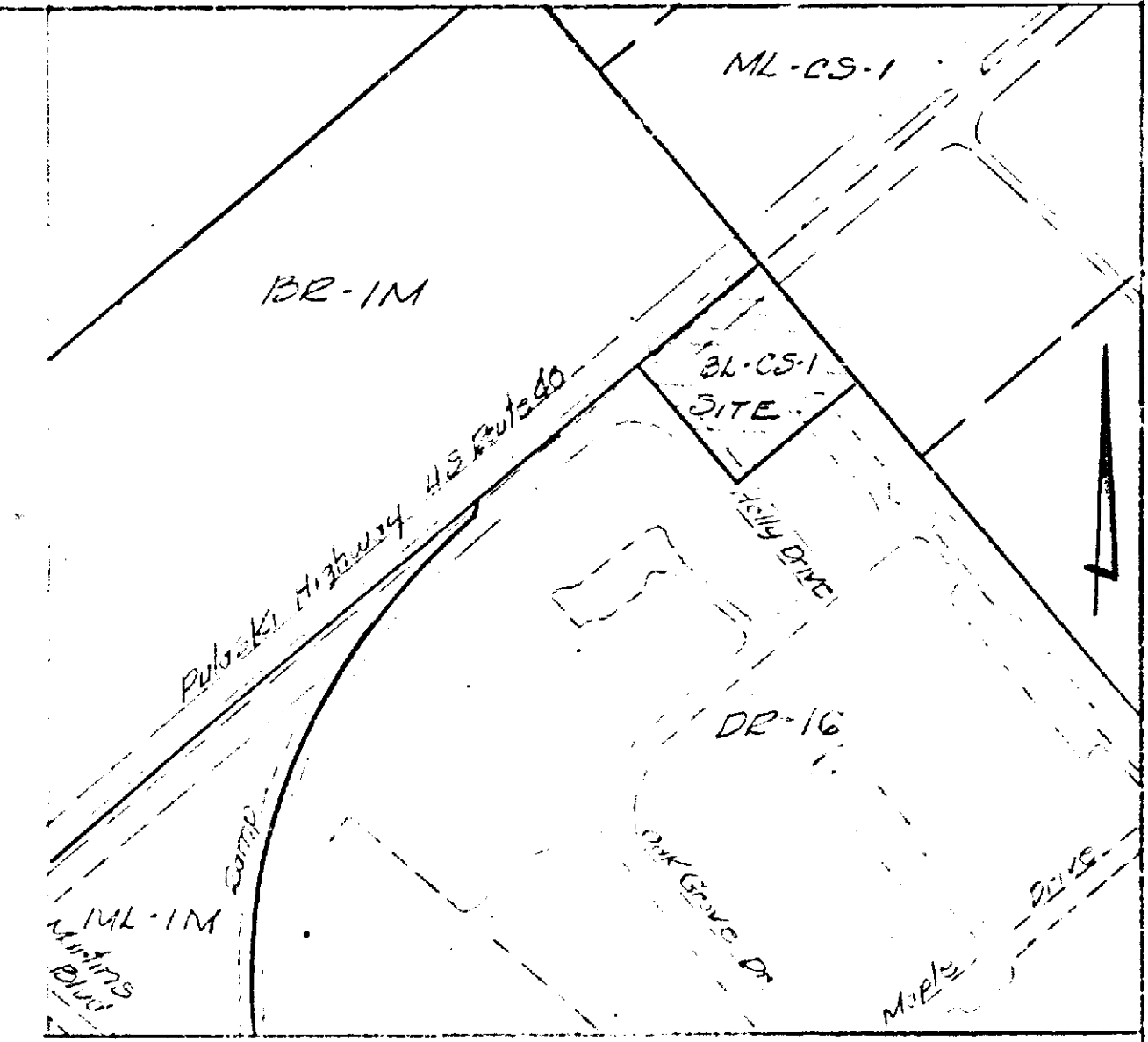
Attachments

cc: People's Counsel



SITE PLAN
Scale 1" = 20'

REQUESTED VARIANCE to allow 3 parking spaces instead of the required 21 spaces Section 409.2. b (6) Section 409.5



LOCATION & ZONING MAP
Scale 1" = 200'

ZONING DATA

1. Existing Zoning of Tract	DR-16 District
2. Proposed Use - Lower Level	Oak Grove Liquors
Upper Level	Apartment 3
3. Gross Area of Tract	30,100 SF = 0.6925 Acres
4. Area of Commercial Bldg	Existing 1750 SF
Proposed 850 SF	
Total	2600 SF
5. Required Parking 2600/200 = 13 Spaces	
8 Apts	8 "
Total	21 Spaces
6. Proposed Parking (Existing)	3 Spaces

PORTIONER'S EXHIBIT 1

REVISED PLANS
DEC 19 REC'D
Item #107

ZONING PLAT
FOR
OAK GROVE LIQUORS
300 HOLLY DRIVE
15th Election District Baltimore Co, Md
Scale 1" = 20'

OWNER
Oak Grove Apts, Inc.
301 Holly Drive
Baltimore MD 21220

Attorney
J. Melville Townsend
614 E. 3rd Ave
Towson MD
21204
Phone 526-5441

LETTER TO
Oak Grove Liquors, Inc.
300 Holly Drive
Baltimore MD 21220
Phone 687-3252
Attn: Cathy Dorn

Item # 107